

*Gerry - This should be gamma surveyed ASAP - it is probably not as a pistol w.*  
APPLICATION FOR BINDING LETTER OF  
INTERPRETATION - PART I  
LAKE HANCOCK, POLK COUNTY, FLORIDA

SITE: Florida Phosphate  
BREAK: 17.8  
OTHER: v. 21

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SEP 3 1982

Radiological Health Services

A. DEVELOPMENT IDENTIFICATION

1. Name of Development and Developer

- Hancock Residential Community
- USS Realty Development Division  
United States Steel Corporation

2. Previous Development Name(s) and Developer(s), if any, of potential DRI status.

- None. The site was strip mined for phosphate by Armour and Company in the 60's and subsequently sold to the present owner. No additional mining or reclamation was performed by USS Realty.

3. Location of Development in Relation to Other Counties

- The proposed development is located in Polk County on the east side of Lake Hancock between Bartow and Winter Haven (see Exhibit 11). The travel distance to other Counties are:

Hillsborough County	25 miles
Osceola County	46 miles
Hardee County	28 miles

4. Legal Description

The property to be used for the subject development has not been legally separated from the parent tract acquired from Armour and Company. That total tract, which is 2,213± acres, is shown on Exhibit 2 and described as follows:

In Township 29 South, Range 25 East, Polk County, Florida:

Section 4: The South 1/2 of the Southwest 1/4 of the Northeast 1/4, and the West 1/2 of the Northwest 1/4, and the South 1/2 of the Southeast 1/4 of the Northwest 1/4, and the fractional Southwest 1/4, and the West 1/2 of the Southeast 1/4.

Section 9: All (fractional section), LESS the Northeast 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4.

Section 10: The Southwest 1/4.



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Section 15: The West 1/2, and the West 1/2 of the Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4.

Section 16: All (fractional section).

Section 21: That part of the East 1/2 and of the East 330.00 feet of the West 1/2 lying North of the Old Bartow-Winter Haven Road (the East 330 feet of the Southeast 1/4 of the Northwest 1/4 being otherwise described as the East 330.00 feet of Lots 1 and 5 of A.B. Ferguson's Subdivision, according to the plat thereof recorded in Deed Book 61, Page 36, Polk County Florida).

Section 22: The North 1/2 of the Northwest 1/4, and the Southwest 1/4 of the Northwest 1/4, and the West 1/2 of the Southeast 1/4 of the Northwest 1/4, and the West 3/4 of the Southwest 1/4 lying north of the Old Bartow-Winter Haven Road (being otherwise described as Blocks 5 through 12, and Blocks 19 through 24, and Blocks 35 through 37, and that part of Blocks 34, 38, and 46 lying North of the Old Bartow-Winter Haven Road, of Gordonville, according to the revised plat thereof recorded in Plat Book 3, Page 43, Polk County, Florida).

Section 28: That part of the East 1/2 and the East 330.00 feet of the West 1/2 lying North of the Old Bartow-Winter Haven Road.

5. Type of Development

- The type of development planned for the site is golf course cluster housing units of multi-building design with some single family residences as a possibility.

6. Present Ownership of Property

- United States Steel Corp., USS Realty Development Division

B. DEVELOPMENT DESCRIPTION

1. Total Acreage

- As shown on Exhibit 2, 780 acres. Of this total, only 600± acres are developable.

2. Present and Proposed Land Use and Zoning

- The site was totally strip mined for phosphate and is currently fallow land, which is a mixture of barren ground and nonforested wet areas. In addition there are some grassland areas with "islands" of small trees and shrubs. The land will be reclaimed consistent with the site plan shown as Exhibit 3. The golf course

and surrounding streets and condominiums will require multi-family zoning. Since Polk County is presently revising its zoning code, the local designation and description of the zoning classification to be requested will be determined at a later date. At present though, the land is zoned rural conservation.

3. Proposed Land Use Breakdown

<u>Use</u>	<u>Acres</u>
Golf course & open areas	392
Cluster homes	165
Lakes and canals	107
Streets	<u>76</u>
Total:	740± Acres

4. Number of Units by Type

- The basic unit proposed is a multi-family condominium; however, detached units, townhouses and conventional single family homes are a possibility to be determined as sales progress. The standard feature for all units will be their situation along the golf course fairways.

5. Gross Density

- The site contains approximately 600 developable acres on which 1800± dwelling units are planned. The gross density will, therefore, be about 3.0 per acre.

6. Proposed Phasing of Project

- Projected phases, shown on Exhibit 4, are as follows:

<u>Phase</u>	<u>Year</u>	<u>Dwelling Units</u>
1	1985-86	160
2	1986-87	90
3	1987-88	100
4	1989-1993	460
5&6	1993-2003	990

7. Project Population by Buildout and Date of Buildout

- The expected absorption rate for dwelling units is 100 per year. At that rate 18 years will be required to completely occupy the project. The average number of persons per household in Polk County was 2.5 in 1979; however it is expected this development will average 2.0 - 2.25 persons/dwelling unit since the marketing program and style are aimed at retirees and "empty-nesters". The projected population is then as follows:

<u>Phase</u>	<u>Dwelling Units</u>	<u>Projected Population</u>
1	160	320-360
2	90	180-202
3	100	200-225
4	460	920-1035
5,6	<u>990</u>	<u>1980-2228</u>
TOTAL:	1800	3600-4050

As noted in the previous section, buildout is estimated to occur in 2003.

8. Property Owned, Optioned or Leased by the developer adjacent to the proposed site.

- Exhibit 1 shows the USS Realty Development ownership extending to the north and south of the subject property. Projected land uses are lakes and recreation on the north property and agriculture on the southern piece.

The referenced map also shows additional ownership by the United States Steel Corporation Agri-Chemicals Division. This land is currently used as settling areas for waste clays from previous mining.

C. REGULATORY STATUS

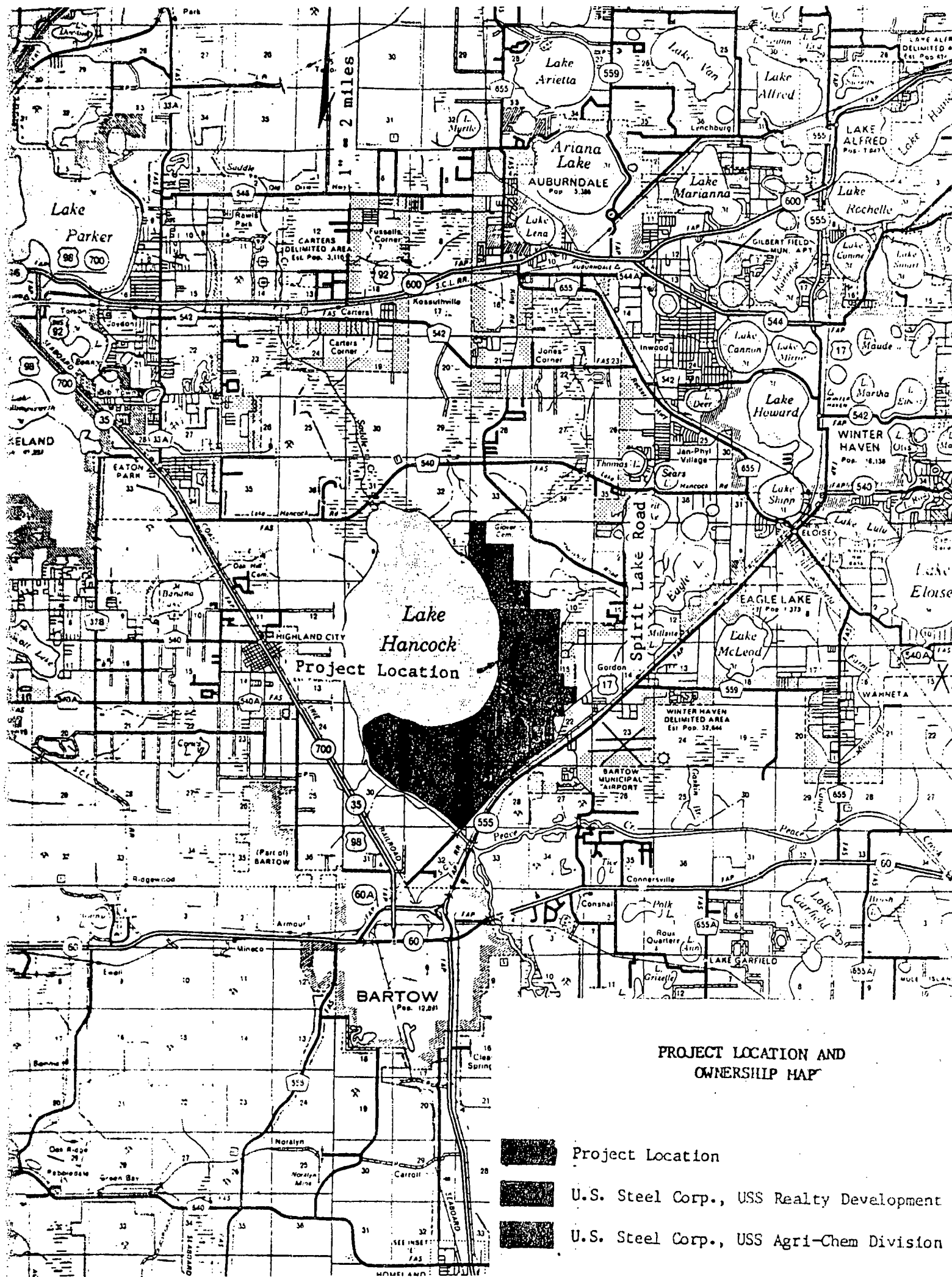
- No permits have been applied for at this time as detailed plans have not been started. Prior to construction the following approvals will be required:

<u>Agency</u>	<u>Permit/Approval</u>
Polk County	Zoning and Subdivision Plan approval
Florida Department of Environmental Regulation	Sewage Collection & Wastewater Treatment & Storm Water Management
Polk County Health Dept.	Water system
SWFWMD	Consumptive Use Permit and Stormwater Management approval

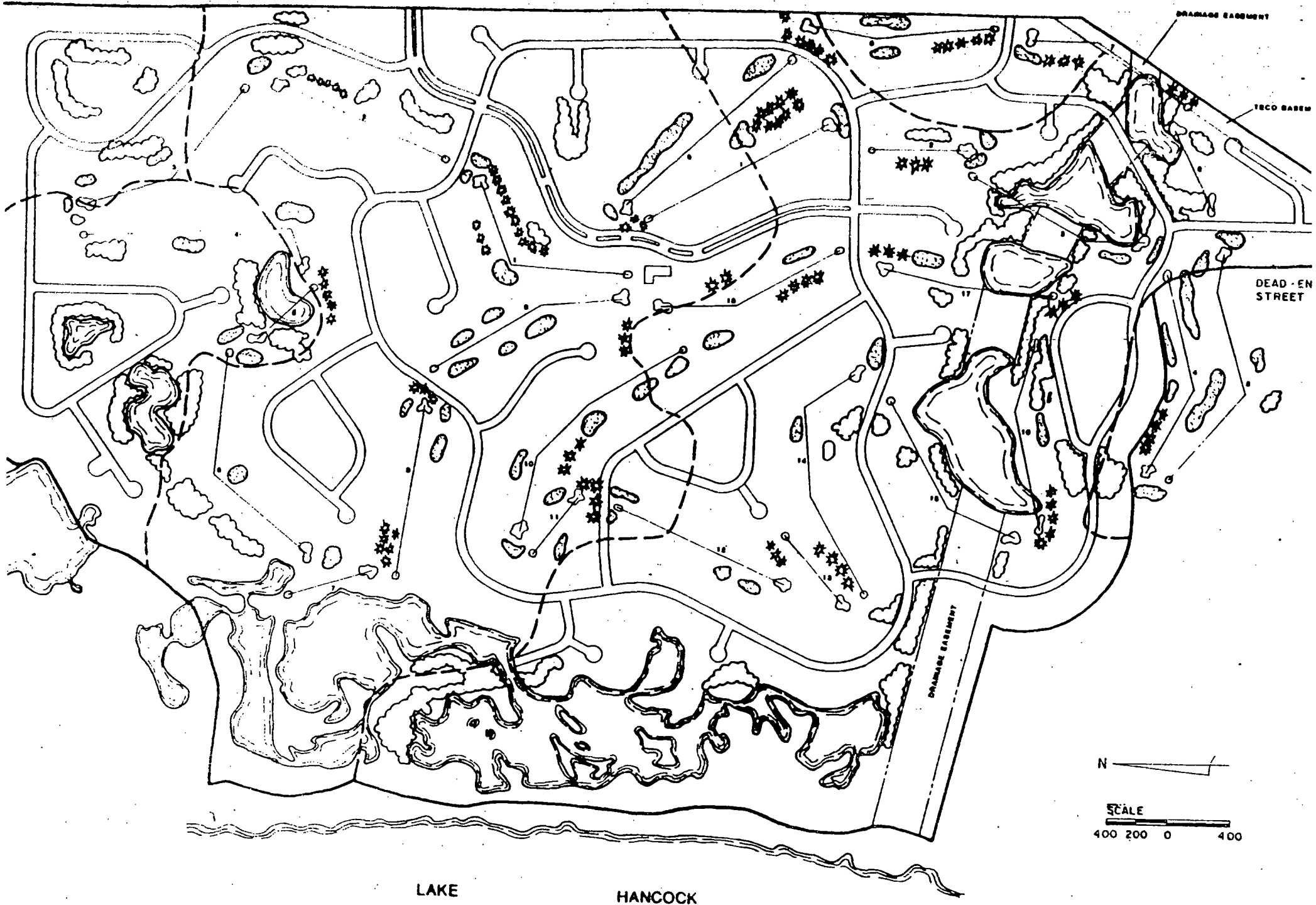
Also, USS Realty Development is currently requesting DNR funds available under the program for reclamation of lands mined prior to 1975. Approval of that funding request will be the "cornerstone" for initiation of this development.

D. PROVIDE THE FOLLOWING VISUAL EXHIBITS

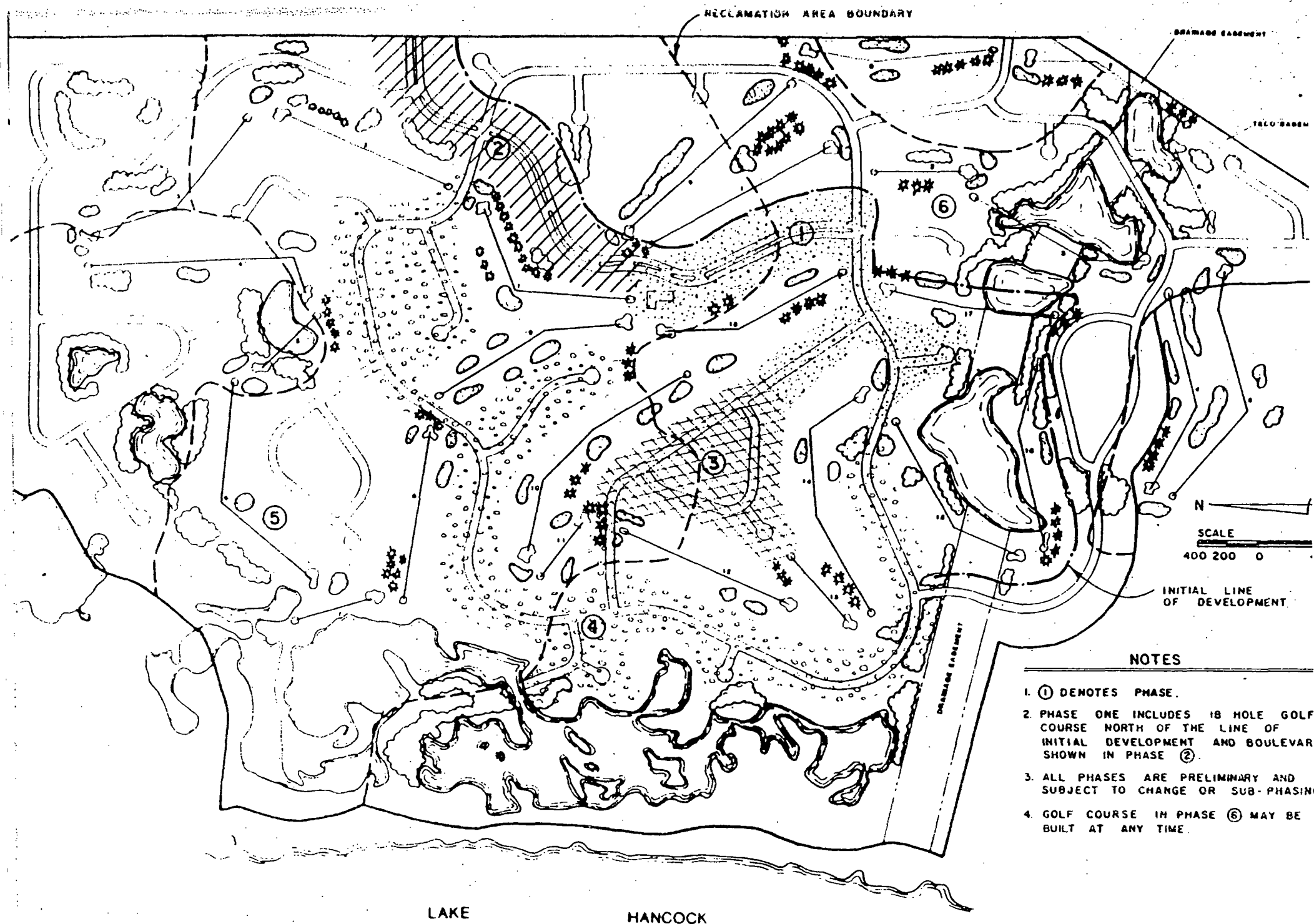
1. General location (see Exhibit 1)
2. Proposed site plan (see Exhibit 3)
3. Existing land use (see Exhibit 2)



PROJECT LOCATION AND OWNERSHIP MAP



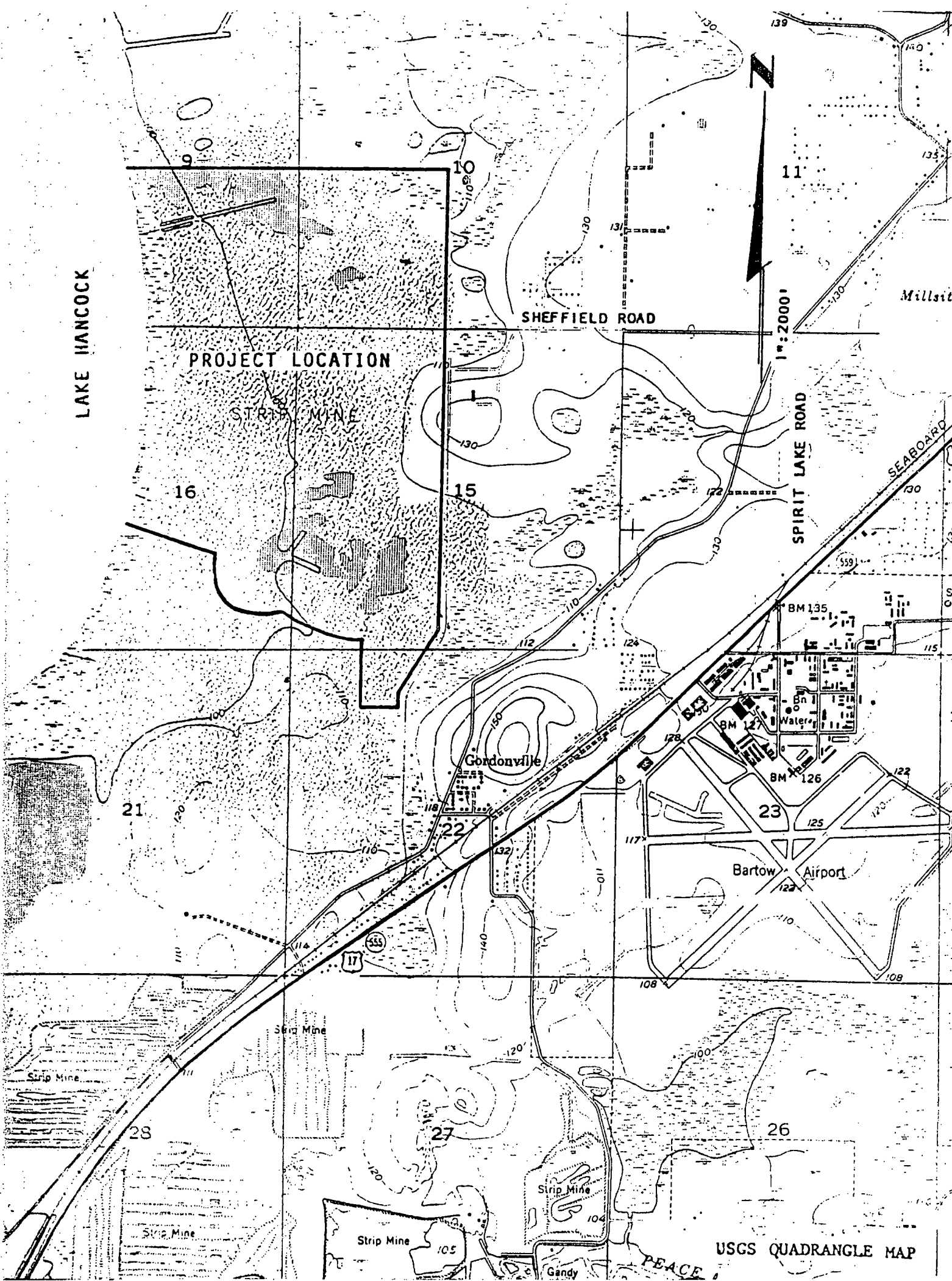
SITE PLAN



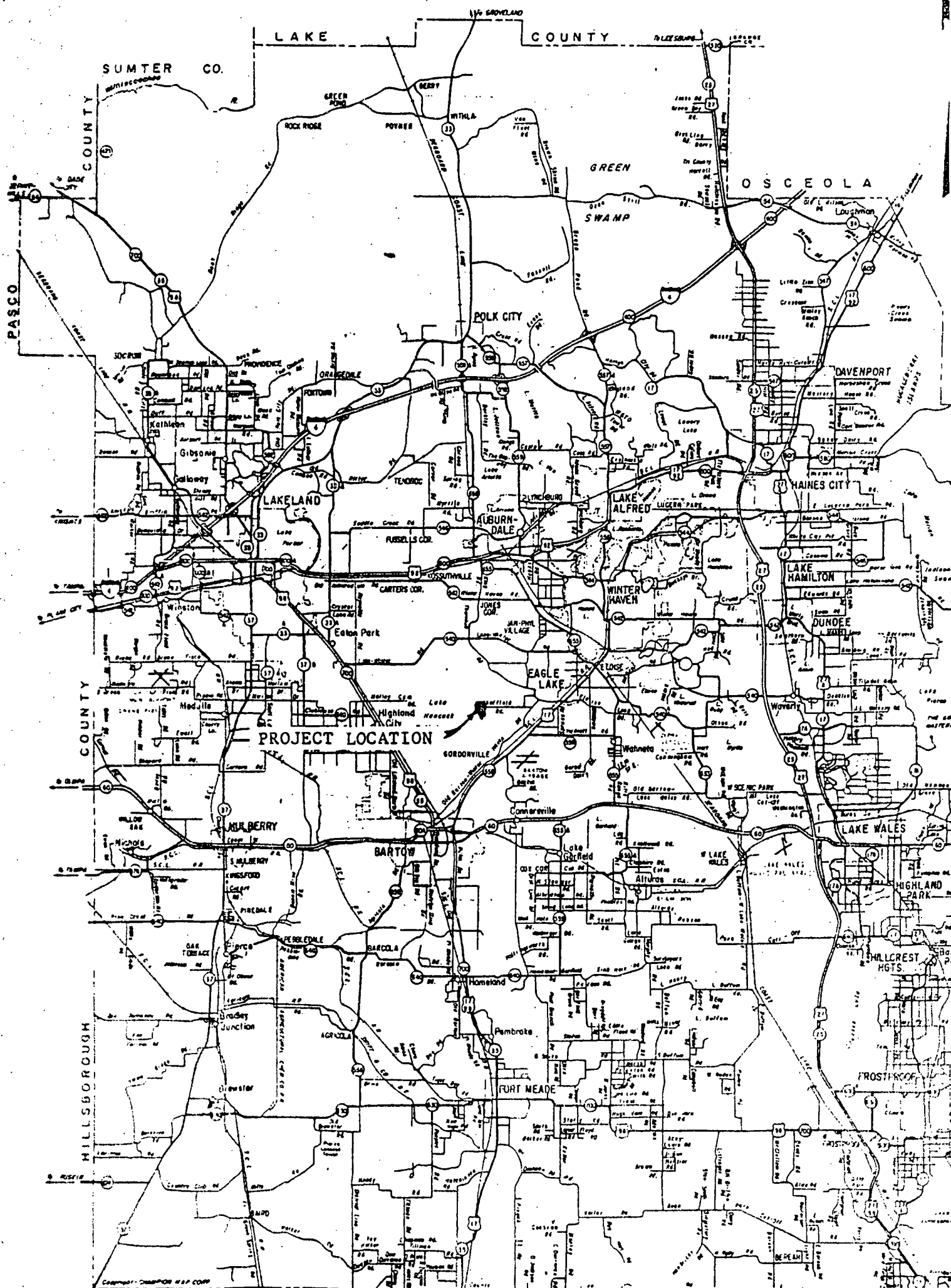
#### NOTES

1. ① DENOTES PHASE.
2. PHASE ONE INCLUDES 18 HOLE GOLF COURSE NORTH OF THE LINE OF INITIAL DEVELOPMENT AND BOULEVARD SHOWN IN PHASE ②.
3. ALL PHASES ARE PRELIMINARY AND SUBJECT TO CHANGE OR SUB-PHASING.
4. GOLF COURSE IN PHASE ⑥ MAY BE BUILT AT ANY TIME.

PRELIMINARY PLAN









5112  
Reply to: Lakeland

*see page 41*

August 17, 1982

**RECEIVED**  
AUG 23 1982  
BUREAU OF LAND &  
WATER MANAGEMENT

Ms. Tasha Buford, Senior Planner  
Dept. of Veteran & Community Affairs  
Division of Local Resource Management  
3571 Executive Center Circle East  
Tallahassee, Florida 32301

RE: Lake Hancock Residential Community  
USS Realty Development, Polk County, Florida  
File No. BLID-783-002  
CSI Project No. 2009.06

Dear Ms. Buford:

Responses to questions raised in your letter of 8/3/82 are contained herein. This additional data is a summary of the meeting on 8/13/82 between Tom Beck and myself. I trust that by this written confirmation of that meeting the subject application is now complete in all details. Please give me a call if the written text does not adequately summarize the meeting of last Friday.

Sincerely,

*Kenneth R. Campbell*

Kenneth R. Campbell, P.E.

KRC:ei

cc: J. Thomas Beck  
Bill Miller  
Merle Bishop  
Jeff Spence

HANCOCK RESIDENTIAL COMMUNITY  
File No. BLID-783-002  
CSI Project No. 2009.06

1. For Exhibit 1 provide the acreages of each of the following parcels owned by US Steel Corporation: project location shaded yellow, green-shaded areas north and south of project, and orange-shaded area (owned by USS Agri-Chem Division).

The approximate area of the additional ownership by US Steel shown on Exhibit 1 is as follows:

<u>Location</u>	<u>Area</u>
Green shading north of project	610± Acres
Green shading south of project	800± Acres
Orange shading south of project	1,790± Acres

2. When will the green-shaded area north of the project be developed as lakes and recreation area? What type of recreation is planned, and how will this area be related to the proposed residential development? Does US Steel have any development plans for the orange-shaded parcel that is currently used as waste clay settling areas?

There are no plans to proceed with any development except the 780 acre tract covered by this application. Labels on other US Steel holdings were prompted by the DNR "Old Lands" reclamation program. Under this program USS Realty Development projected a use for all its holdings around Lake Hancock as part of a notification of intent to prepare a reclamation program application.

If DNR approves the proposed reclamation concept, approves a subsequent detailed program application, and if there are sufficient funds in the DNR program then development of the other parcels may occur. However, these are very large "ifs", and therefore, no timetable or plans are available for development of any property except the 780 acre parcel.

3. On page two of your application, the total area of the development is given as 780 acres but you state only 600 acres are developable. Explain how the 180 acres that are not developable will be utilized. Also, on page three in the section on proposed land use breakdown, 740 acres are provided for the total. Explain how the 740 acres in the land use breakdown are related to the 780 acres that are described for the total development.

On page two only 600± acres was stated as developable. This was meant to be an approximate figure. Actually the more precise number is 620 acres. The difference between 620 acres

and the total 780 acres (160 acres) is called undevelopable since this area is comprised of lakes, canals, and the open space surrounding the lakes on the west end of the site near Lake Hancock. These open areas were termed "undevelopable" since they will not be significantly altered beyond their reclaimed status under the DNR "Old Lands" program. Work on part of the site under this program is expected to start in the next few months.

The total of 740 acres shown on page three is in error. The total acreage is 780 acres of which 432 acres are in the golf courses and open space.

4. What type of access to Lake Hancock will be provided for residents of the development? Will a boat launching site, dock or marina be constructed on Lake Hancock?

No access to Lake Hancock is planned as part of the subject development. This will hold true for the foreseeable future. The only way this could change is if the water quality of Lake Hancock were to improve to acceptable levels for recreational use.

5. Provide the acreage of swamp along the shoreline of Lake Hancock within the project location as shown in Exhibit 9. Is any dredge and fill activity planned within Lake Hancock on the shoreline swamp? Will any portion of the shoreline swamp be cleared, drained or otherwise disturbed by the proposed development? How will the dike around the lake be modified by the development?

The project location on Exhibit 9 was shown extended on the west side to Lake Hancock itself. This was done for simplicity since USS Realty Development does in fact own the land to the lake shore. Other exhibits, however, make it clear that the limits of development will be the existing dike along the lake. Therefore, no shoreline swamp will be disturbed, no dredge and fill performed, or any other activity performed in the swamp (est. 20 acres lying outside of the 780 acre site) along the lake. This stems once again from the fact the dike will be left intact.

6. What will be the source of potable water for the development, and how many gallons per day will be consumed?

The water system for this project will be a County system. Discussions were held with the Polk County Utilities Director in January of this year to determine how this would be accomplished.

There are basically three options for developing the water supply.

- A. Drill a new well on the adjacent County property.
- B. Case the existing well on the site and develop it as a potable water source.
- C. Connect the Gordonville water system with another existing County system to the north along Spirit Lake Road and then loop into the proposed project.

Besides County approval on the final system chosen, the Health Department would be involved and SWFWMD for a Consumptive Use Permit if a new well is planned.

The water consumption at buildout is estimated to be 500,000 gpd.

- 7. Provide the type of sewage treatment, the number of gallons per day to be treated, and the specific location and method of sewage effluent disposal.

At buildout the wastewater generation rate is estimated to be 400,000-500,000 gpd. This sewage is expected to be treated and disposed of by a County owned and operated system.

Preliminary discussion have been held with the County on the general approach to the system. The main points concluded are:

- A. The treatment plant site will probably be on current US Steel property adjacent to the proposed 780± acre tract on the east side (away from Lake Hancock).
- B. The exact type of sewage treatment has not been determined since no design work on the project has begun.
- C. Some form of phasing the treatment plant will be considered so that the entire 500,000 gpd plant need not be constructed initially.
- D. Effluent disposal of treated wastewater would likely be through percolation ponds with spray irrigation of the golf course a remote possibility. Assuming perc ponds are used, these would lie east or south of the site also on land currently owned by US Steel.

8. On lands that were previously mined for phosphate and reclaimed, elevated levels of radiation above background have been recorded in Polk County by the U.S. Environmental Protection Agency and the Florida Department of Health and Rehabilitative Services. Have any radiation readings been taken on property where the residential units will be constructed? Do you expect to incorporate any mitigative measures for radon daughter accumulations into the construction and design of the residential units?

Some readings were taken with varying levels reported. Where housing units are planned US Steel will take whatever steps are required by any regulatory or permitting authority under the applicable guidelines.

9. What methodology was used to estimate the vehicle trip generation rate per dwelling unit?

The traffic generation from the project was calculated at buildout to be:  $1800 \text{ D.U.} \times 4.1 \text{ trips/D.U.} = 7,380 \text{ ADT}$ . By rounding off this total, the report indicated 7,400 trips per day.

The 4.1 rate was taken as a representative number between the rates furnished by the D.O.T. of 3.3 for a retirement community and 5.1 for a condominium development. A mid-range number between the two was used since not all residents will be retired but a significant percentage will be (the balance being semi-retired or "empty-nesters").

10. On page 8 of the application, you state that "should the volume of off-site runoff reach significantly high volumes, some water will then run directly into Lake Hancock." Clarify this statement by estimating the amount and frequency of off-site runoff that will run directly into Lake Hancock.

As stated in the application, and recognized by the question, it is off-site water that may potentially drain directly to Lake Hancock. It is extremely difficult to predict the frequency and amount of this off-site runoff to the Lake.

As stated in the letter in Appendix II of the report a drawdown of Millsite and Eagle Lakes might generate 340 cfs. It is very unlikely this situation will occur but a recurrence interval of 50 to 100 years is estimated to apply.

The largely undeveloped area (550 acres) lying between Millsite Lake and the project site is estimated in the same letter to generate 500 cfs to the project site in a 50 year storm. This is a liberal estimate to ensure a canal system on-site designed with a safety factor. With proper control

by the County on development or over drainage, the flow may only be 100-200 cfs on a 50 year storm.

It should be emphasized again that the allowance for off-site runoff to Lake Hancock is at the request of Polk County. Runoff from on-site development will be directed to internal lakes and mine cuts as described previously.

The conclusion from this brief discussion is that in a 50 year storm a discharge toward Lake Hancock of 100 to 840 cfs from off-site sources is possible. (The large variation possible due to lake and development management.) But even much of the flow will be treated or retained by the on-site canal and lake system shown on Exhibit 3 in the southern third of the property. These lakes and canals will further buffer Lake Hancock from drainage discharge except during rare storm events.

11. From reviewing the attached U.S.G.S. flood-prone map, which shows the project site before it was mined, it appears that there were canals in Sections 9 and 16 which passed through the project site and connected the runoff from Millsite Lake and other areas to Lake Hancock. Exhibit 9 of the application shows remnants of these canals remaining in the shoreline swamp that was not mined. Do these canal remnants still exist? Also, according to the application, it appears that the function of the southern canal that existed in Section 16 will be replaced with a lake-canal system. Why will it not be necessary to also restore the northern canal that existed in Section 9 to handle the off-site runoff?

An examination of Exhibits 2 and 8 show that neither one of the canals exists east of the dike around Lake Hancock. The function of the southern canal is being restored at County request to prevent flooding near Eagle and Millsite Lakes as well as areas to the west of these lakes.

The northern canal need not be restored since Eagle and Millsite Lakes will have an outlet to the south canal and no other drainage area contributes sufficient flow to the northern series of mine cuts and lakes to warrant a connection to Lake Hancock.